

Waterville

BK 6134 PG 145

TRANSFER
TAX
PAID

68-84

DEED OF SALE BY PERSONAL REPRESENTATIVE (Testate)

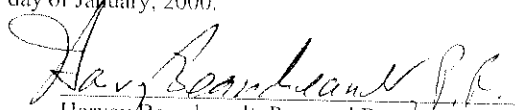
KNOW ALL MEN BY THESE PRESENTS

000876

THAT, Harvey Beaudreault, of Baltimore, County of Baltimore and State of Maryland, duly appointed and acting Personal Representative of the Estate of Rosanne M. Coyne, deceased, whose Will was duly admitted to probate in the Probate Court for the County of Kennebec and State of Maine (See Kennebec County Probate Court Docket No. 99-456), and having given notice to each person succeeding to an interest in the real property described below at least (10) days prior to the sale, by the power conferred by law, and every other power, for consideration paid grants to David J. Coyne of said Waterville,

All and the same premises as are more fully described on Exhibit A which is appended hereto and incorporated herein by reference.

WITNESS my hand and seal this 6th day of January, 2000.

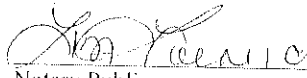

Harvey Beaudreault, Personal Representative
Of the Estate of Rosanne M. Coyne

STATE OF MARYLAND
Baltimore, ss.

January 6, 2000

Personally appeared the above named Harvey Beaudreault in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public

LISA M. FROELICH
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 25, 2002



MOBS (b)

68-84

Exhibit A

Certain lots or parcels of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Parcel One: Bounded southwesterly ninety-nine (99) feet by Broadway, so-called; northwesterly sixty-six (66) feet by Russell Avenue, so-called; northeasterly ninety-nine (99) feet, by Lot numbered 252 on that Plan of Lots entitled "Libby Heights" and recorded in the Kennebec County Registry of Deeds in Plan Book 7, Pages 22 and 23; and southeasterly sixty-six (66) feet by Lot numbered 234 on said Plan. Being Lot numbered 253 on said Plan.

Parcel Two: Commencing at a point in the southwesterly bound of Libby Avenue, so-called, which point is situated at the northeasterly corner of those premises now or formerly of Marc J. Vigue and Sylvia P. Vigue; thence in a general northeasterly direction along the southeasterly line of said right of way, a distance of one hundred eight (108) feet to a point; thence in a general southeasterly direction a distance of ninety-eight and ninety-five one hundredths (98.95) feet to a point; thence in a general southwesterly direction a distance of one hundred eight (108) feet, more or less, to a point on the northeasterly line of said Vigue lot; thence in a general northwesterly direction, along the northeasterly line of said Vigue lot, a distance of ninety-eight and ninety-five one hundredths (98.95) feet to the point of beginning.

These premises are subject to the following condition and covenant which shall run with the land and be binding upon all holders of the title thereto: the holders of title shall and will agree to pay their pro-rata share of the costs of construction of the street and the laying of water and sewerage pipes on Libby Avenue at such time as such street or facilities are constructed, upon being billed therefor. The conveyance of these premises shall not be construed in any way to convey to the holders of title any right in or to the thirty-three (33) foot right of way as delineated on a Plan of Libby Heights dated August 7, 1965, and made by R. G. Knowlton and situated southwesterly of the above described premises.

These premises are all and the same as were conveyed by Brian L. Sullivan and Linda A. Sullivan to Michael G. Coyne and Rosanne M. Coyne by deed dated November 16, 1979, and recorded in the Kennebec County Registry of Deeds in Book 2256, Page 209. The interest of the said Michael G. Coyne was set aside to the said Rosanne M. Coyne by Decree of Divorce an abstract of which is recorded in the Kennebec County Registry of Deeds in Book 4248, Page 300.

RECEIVED KENNEBEC SS.

2000 JAN 13 AM 9:00

ATTEST: *Theresa R. Mearns*
REGISTER OF DEEDS